047.0	0008	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	989,400	/	989,400
USE VALUE:	989,400	/	989,400
ASSESSED:	989,400	/	989,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	JEAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUNGENAST ROBERT M
Owner 2:	
Owner 3:	
Street 1:	20 JEAN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,588 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 3444 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4588.000	543,300		446,100	989,400
Total Card	0.105	543,300		446,100	989,400
Total Parcel	0.105	543,300		446,100	989,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.28 | /Parcel: 287.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33822
GIS Ref	
GIS Ref	
Insp Date	04/25/09

!4035!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	543,300	0	4,588.	446,100	989,400	989,400	Year End Roll	12/18/2019
2019	104	FV	415,400	0	4,588.	474,000	889,400	889,400	Year End Roll	1/3/2019
2018	104	FV	415,400	0	4,588.	345,700	761,100	761,100	Year End Roll	12/20/2017
2017	104	FV	389,300	0	4,588.	301,100	690,400	690,400	Year End Roll	1/3/2017
2016	104	FV	389,300	0	4,588.	256,500	645,800	645,800	Year End	1/4/2016
2015	104	FV	280,200	0	4,588.	250,900	531,100	531,100	Year End Roll	12/11/2014
2014	104	FV	280,200	0	4,588.	206,300	486,500	486,500	Year End Roll	12/16/2013
2013	104	FV	291,700	0	4,588.	196,300	488,000	488,000		12/13/2012

PRINT

Date	Time
12/10/20	19:07:40

LAST REV

Date	Time
05/18/16	13:58:28
ekelly	
4035	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY JANICE	25826-549		11/17/1995		223,000	No	No		Y

USER DEFINED

Prior Id # 1:	33822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2015	502	Renovate	24,500					
10/17/2014	1368	Dormers	31,000					Add 3rd floor floo

ACTIVITY INFORMATION

Date	Result	By	Name
2/2/2016	Left Notice	PC	PHIL C
6/3/2015	Permit Insp	PC	PHIL C
4/25/2009	Inspected	372	PATRIOT
4/16/2009	Measured	372	PATRIOT
3/1/2000	Measured	270	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4588		Sq. Ft.	Site		0	80.	1.22	1									446,111						446,100	

Total AC/HA: 0.10533 | Total SF/SM: 4588 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 446,111 | Spl Credit | Total: 446,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95487803
Const Adj.:	0.98980200
Adj $ / SQ:	160.674
Other Features:	127000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738119
Depreciation:	194863
Depreciated Total:	543256

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

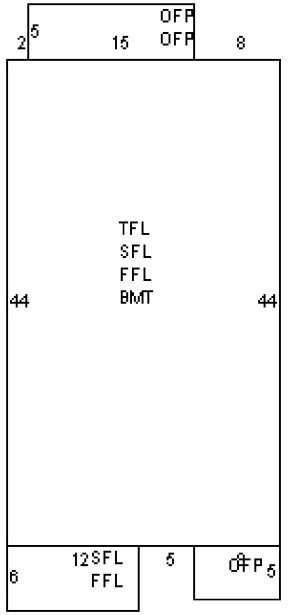
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.67
Special Features:	0	Val/Su Net:	114.77
Final Total:	543300	Val/Su SzAd	157.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	160.670	188,310
SFL	Second Floor	1,172	160.670	188,310
BMT	Basement	1,100	48.200	53,022
TFL	Third Floor	1,100	160.670	176,741
OFP	Open Porch	190	24.930	4,736

Net Sketched Area:	4,734			Total:	611,119
Size Ad	3444	Gross Are	4734	FinArea	3444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9x12	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc